BOOK 11156 PAGE 151

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
P. O. Box 904
803 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Raymond E. Foster, et ux 5776 Craft Rd. Joelton, TN 37080	Same as New Owner	Map 33 Parcel 239

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WALLACE MITCHELL, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RAYMOND E. FOSTER and wife, JANE W. FOSTER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of the Subdivision of M.C. Minton Property of record in Book 8250, page 483, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Wallace Mitchell by deed from Clara Mae Minton, a/k/a Clara Mai Minton, of record in Deed Book 9867, page 747, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1308 Dickerson Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEES, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for:

1. 1998 real property taxes, which are a lien but not yet due and payable, and which will be prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, when due.

2. Subject to any and all matters of record in the Plan of record in Book 8250, page 483, said Register's Office.

3. Subject to an easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7267, page 72 and Book 7932, page 200, said Register's Office.

4. Subject to an easement for water mains and pipelines of record in Book 2301, page 268, said Register's Office.

0499836
IDENTIF. & REFERENCE

98 OCT 14 PM 2:48
REGISTER
DAVIDSON COUNTY, TN.

And the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTOR"

WALLACE MITCHELL

"GRANTEES"

RAYMOND E. FOSTER

JANE W. FOSTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE MITCHELL, RAYMOND E. FOSTER and wife, JANE W. FOSTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of October, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

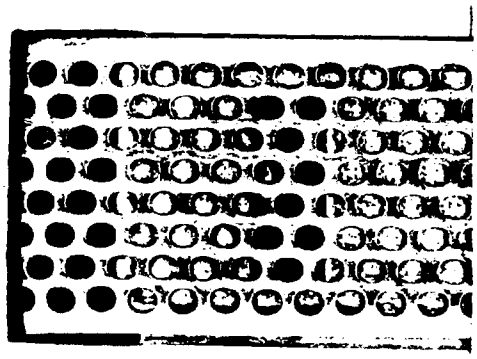
Affiant

Sworn to and subscribed before me, this the 12th day of October, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

3484 10/14 0101 03CHECK 240.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

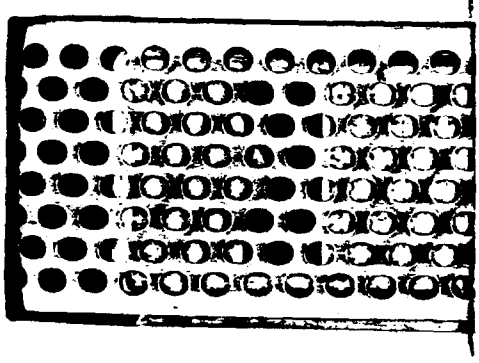
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	62000.00
			CON TX	229.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	240.40
			CHECK	240.40

10/14/98 01 14:50 0001 3484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0499836
IDENTIF. # REFERENCE

98 OCT 14 PM 2:48

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1358717